
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	320 9th St SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	February 25, 2021	<input checked="" type="checkbox"/> New Construction
Case Number:	21-180	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Karl Gruss and Anna P. Hayes, with plans by Atelier MjK, seek concept review for construction of a two-story rear addition on a property located in the Capitol Hill Historic District.

Property Description

The subject property is a wood frame two-story semi-detached house that was constructed prior to the publication of the Faetz & Pratt 1874 Real Estate Directory. There is a prominent cornice with dentil entablature that does not quite span the full width of the front elevation. That, along with a one-story almost full-width front porch with decorative wood scrollwork brackets and balustrade, may be later additions or alterations. The standing-seam front roof slopes back to a gable whose rear downward slope is visible on both sides of the building. 320 9th Street is attached at the north to 318 9th Street, a 1970s Modernist building set back from the building line, and is freestanding to the south. From the south, there are views toward the rear of the property.



320 9th St SE as seen on Google Streetview

Proposal

The current building is just over 25 feet deep, with a 24-foot-deep rear ell (dogleg). The slope of the main roof would be adjusted and slightly raised behind the gable ridge. The new full-width rear addition would extend back 32 feet and be clad in clapboard siding. The drawings show the total re-framing of the second floor, including in the original main block.

Evaluation

The block has a variety of conditions at the interior of the block and no alley, so infilling the dogleg is not a concern. The property has unique visibility towards the rear due to being freestanding on one side and attached to a set-back building on the other. However, the partially visible addition is compatible in form and materials. Considering that the rear and roof are proposed to be removed and replaced, it would be in

line with previous approvals to require that the existing second floor framing be retained and repaired to the fullest extent possible.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill Historic District, and delegate final approval to staff.

Staff contact: Moira Nadal